

# CARLSBAD AVENUES

## Let's talk about GROWTH MANAGEMENT

**T**he population of Carlsbad in 1952 was 6,963. Some residents joked that this "high" number was achieved by counting not just people, but every dog and cat in town.

Today's population is some 95,000, making management of population growth crucial in maintaining the city's exceptional quality of life.

*In a 2003 survey, 47.3% of residents questioned said growth was their biggest concern regarding Carlsbad.*

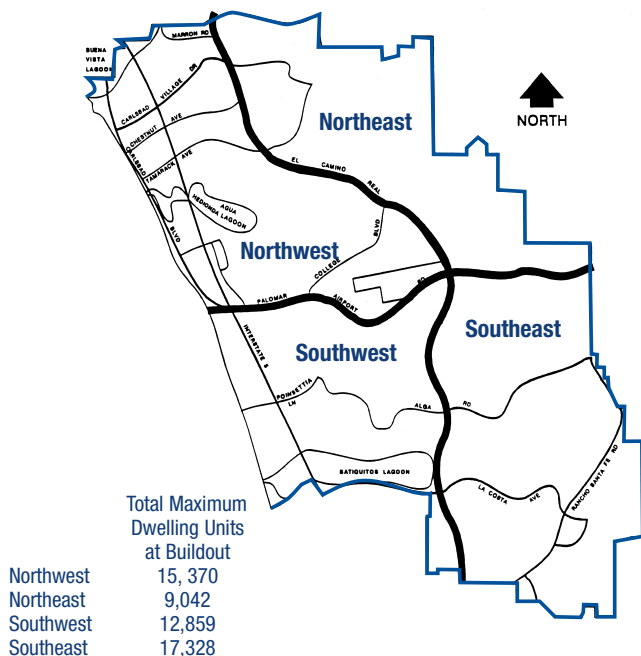
**The Growth Management Plan is designed to provide "quality housing opportunities for all economic sectors ... a balanced community with adequate commercial, industrial, recreation and open space areas ... [and to] prevent growth unless adequate public facilities and improvements are provided in a phased and logical fashion."**

### How growth management changed the future of Carlsbad

Prior to 1986, the General Plan provided guidance for the development of the city, but it did not aggressively manage where it would and could occur. The maximum number of residential units when the city would be built out was considered to be 108,300, which translated to a population of approximately 210,000. About 25% of the city, including the three lagoons, would be preserved as open space. After voters approved Proposition E in November 1986, the Growth Management Plan (GMP):

- Reduced the maximum number of citywide housing units from 108,300 to 54,600.
- Reduced the approximate build-out population from 210,000 to 135,000.
- Increased open space from 25% to 40% of the city's total land area.
- Adopted public facility standards to be met as a prerequisite for development.

### Maximum dwelling units by quadrant: GMP



### Public services and facilities must keep pace with development

Common sense was the guiding force behind the plan. The Council felt that existing residents should not have to pay to create and maintain the services and facilities needed by incoming residents.

- New development would pay its own way for impacts caused both by the area developed and citywide. That way, everyday requirements such as fire stations and water and sewer lines are in place where and when they are needed.
- The facilities covered are:  
Parks • Fire • Schools • Libraries • Open Space • Roads  
City Administration Facilities • Drainage • Wastewater Treatment  
Sewer Collection • Water Distribution
- The standards include three acres of parks and 800 square feet of library space per each 1,000 residents of Carlsbad.
- Unless developers comply with the GMP by constructing necessary facilities and paying required fees, their projects will not be approved. If developers do comply with the GMP (and all other required regulations, including environmental), the City is required to uphold and utilize the Plan in reviewing and granting a development proposal.



**Carlsbad was the second fastest growing city in San Diego County according to 2000 Census figures.**

### The growth of growth management ... a brief chronology of events

Over the last three decades, City Councils, staff and residents have struggled with the inevitable population growth that has descended upon Southern California in general, and San Diego County in particular. As anyone who has moved here – and thus contributed to the population surge – knows, growth cannot be stopped. But it can – and must – be managed. Carlsbad continues striving to manage it well.

**Informed Involvement Is Our Goal.**

AVENUES publications are created by the City of Carlsbad to communicate why things are the way they are today ... and to explain how you can help direct their progress in the future.



**Cannon Art Gallery**

### Mid-1970s

The existing General Plan calls for maintaining adequate public facilities as the city grows, but offers no standards or methods of implementation.

### 1979

The City Council adopts a policy stating that public facilities are adequate to serve existing development, but not sufficient for additional development without generating new revenue sources to build the facilities.

### Early 1980s

A historic building boom throughout San Diego County fuels the concerns of the City Council and residents. A top concern is that rapid population growth and inadequate facilities will adversely affect the quality of life. The City Council agrees with a special Citizens' Committee report that deems it necessary "to ensure that all public improvements, facilities and services are in place in all portions of the city when they are needed."

### 1986

The registered voters of Carlsbad approve Proposition E, the Growth Management Ordinance, which has become known as the Growth Management Plan (GMP).

### 1986-1996

The GMP is considered a success by most existing and incoming residents, who are pleased to know enhancements such as Fire Stations #5 and #6, new parks and schools, major street improvements, open space and conservation resource management plans are in place, and that new facilities will be built to serve the growing city's new needs. The security of comprehensive fire and police protection adequate to meet a growing population is ensured as well.

The GMP also earns accolades from outside the City, including a coveted ORCHID from the San Diego chapter of Architects and Planners Association, an award of excellence from the League of California Cities and national recognition from Rutgers University.

### Currently

People who live, work and play in Carlsbad are reaping the benefits of the multi-featured Dove Library, Schulman Auditorium and Cannon Art Gallery, enjoying new phases of Poinsettia Park, and looking forward to parks now or soon to be under development throughout the city. Road improvements are continuing. Up to 40% of the City will be dedicated as open space, which was acquired at no cost to residents. Without the GMP, many of these projects might have been accomplished, but probably not with the same priorities of time and money.

Although many fewer units than allowed have been built within several developments and hundreds of acres of open space have been preserved, a recent spate of building has occurred after an economic lull. As of August 1, 2004, 40,100 residential units existed in the city. Build-out of the City is expected around the year 2015.

### The Future

Population growth cannot be limited by law. However, cities can limit the number of housing units that can be constructed. Carlsbad is to have 54,600 units at build-out. Under the GMP as it now stands, the population will ultimately reach about 135,000. Without the GMP, the population was projected at some 200,000 residents.

The GMP is a plan in both senses of the word. It is a noun and a verb. It is a document as well as a process of planning.

If trends toward lower density continue, another 1,247 excess dwelling units could be added to the existing number, for a total of 6,150 units, which translates to 15,000 fewer people. In other words, the maximum number of units could drop from 54,600 to as low as 48,450, with a corresponding drop in population from 135,000 to 120,000.

### Further Information and Involvement

*If you would like more up-to-date information on growth management and related topics, we invite you to:*

- Contact the Planning Department at 602-4600.
- Growth management information is available on the City's website at [www.ci.carlsbad.ca.us](http://www.ci.carlsbad.ca.us). Information on current projects is also posted.
- Review a copy of the General Plan available at both libraries and the Faraday Center. (Complete copies may be purchased for \$60.)

*If you would like to observe and/or participate in the planning process, we invite you to:*

- Attend a Planning Commission meeting, generally held on the first and third Wednesdays of each month at 6 pm in the Council Chambers, 1200 Carlsbad Village Drive.
- Learn about applying for membership on the Planning Commission or other volunteer advisory boards, committees and commissions by calling the City Clerk at 434-2808.
- Attend a regularly scheduled City Council meeting, generally held on Tuesdays at 6 pm in the Council Chambers, 1200 Carlsbad Village Drive.
- Call 434-2820 to confirm above dates and times and to get more information on how you can help direct the avenues of your City's policies and programs.

